

ORDINANCE NO. 171064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES  
APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE  
MID-CITY RECOVERY REDEVELOPMENT PROJECT

WHEREAS, the City Council on April 2, 1993 directed The Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") to prepare recovery and revitalization strategies for areas affected by the civil unrest that occurred in April 1992, focusing on commercial and industrial areas; and

WHEREAS, under the direction of Councilman Nate Holden, seven Community Advisory Committees (the "CACs") were appointed to cover seven areas in Council District 10 and to work with the Agency to study and evaluate revitalization strategies for recovery programs in the seven areas of the Mid-City Revitalization/Recovery Program Area (the "Recovery Study Area"); and

WHEREAS, subsequently, the seven CACs recommended that their efforts be combined and one project be established for the entire Recovery Study Area and as a result, a Project Area Committee (the "PAC") was elected in June 1995; and

WHEREAS, the PAC in cooperation with the Agency identified community needs, formulated goals and objectives, established study area boundaries and made preliminary findings on physical and economic conditions that appeared to qualify the area for redevelopment, and approved redevelopment as the preferred strategy for the Mid-City area in the Recovery Study Area; and

WHEREAS, on April 13, 1995, the Planning Commission of the City of Los Angeles (the "Planning Commission") in cooperation with the Agency adopted a Preliminary Plan selecting the boundaries of the proposed Mid-City Recovery Redevelopment Project (the "Project Area"), and on February 22, 1996 the Planning Commission approved adjustments and technical corrections to the Project Area boundaries; and

WHEREAS, the Agency has formulated and prepared the proposed Redevelopment Plan for the Mid-City Recovery Redevelopment Project (the "Redevelopment Plan"); and

WHEREAS, in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq., ("CEQA"), the Guidelines for Implementation of the California Environmental Quality Act and environmental procedures adopted by the Agency pursuant thereto, the Agency prepared and circulated for public review and comment a Draft Environmental Impact Report (the "Draft Mid-City EIR") for a proposed Mid-City Recovery Program; and

WHEREAS, after a duly noticed public hearing on the Draft Mid-City EIR and the incorporation of comments and recommendations received and Agency responses thereto into a Final Environmental Impact Report (the "Final Mid-City EIR"), the Agency by Resolution certified that the Final Mid-City EIR was prepared and completed in compliance with CEQA and State and local guidelines and procedures adopted pursuant thereto; and

WHEREAS, a certain portion of the Project Area was addressed in the Environmental Impact Report for the Crenshaw Corridor Recovery and Revitalization Program (the "Crenshaw Corridor EIR") which was prepared in accordance with CEQA, the Guidelines for Implementation of CEQA and environmental procedures adopted by the Agency pursuant thereto, was circulated for public review and comment, and which after a duly noticed public hearing was certified by Resolution of the Agency as having been prepared and completed in compliance with CEQA and State and local guidelines and procedures adopted pursuant thereto, and which Crenshaw Corridor EIR was referenced in the Final Mid-City EIR; and

WHEREAS, the PAC for the Project Area has consulted with the Agency, reviewed the proposed Redevelopment Plan and related documents and recommended that the proposed Redevelopment Plan be adopted; and

WHEREAS, the Planning Commission made its Report and Recommendation supporting the proposed Redevelopment Plan and finding that the proposed Redevelopment Plan conforms to the General Plan of the City; and

WHEREAS, the Agency submitted the proposed Redevelopment Plan to the City Council, together with the Report to the City Council which includes: the reasons for selecting the proposed Project Area; a description of the physical and economic conditions existing in the Project Area causing blight; an implementation plan that describes the goals and objectives of the Agency, specific projects then proposed, including a program of actions and expenditures proposed for the first five years of the Redevelopment Plan and a description of how these projects will improve or alleviate blighting conditions; an explanation of why the elimination of blight and redevelopment of the Project Area cannot reasonably be expected to be accomplished by private enterprise acting alone or by the use of financing alternatives other than tax incrementing financing; the proposed method of financing the redevelopment of the Project Area so that the City Council can determine the economic feasibility of the Plan; a method and plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities as a result of the proposed Redevelopment Plan; an analysis of the Preliminary Plan; the Report and Recommendation of the Planning Commission; a summary record of the CACs/PAC proceedings and the PAC's report and recommendations; the Final Mid-City EIR and the Crenshaw Corridor EIR; the report of the County Fiscal Officer and the Agency's analysis thereof; a summary of consultations with affected taxing agencies; and a Neighborhood Impact Report; and

WHEREAS, the City Council and the Agency held a joint public hearing commencing on May 3, 1996 to consider the approval and adoption of the proposed Redevelopment Plan for the Project Area; and

WHEREAS, notice of said hearing was duly and regularly published in a newspaper of general circulation in the City of Los Angeles once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavits of publication are on file with the City Clerk and at the office of the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed to residents and businesses and to the last known assessee of each parcel of land in the Project Area by first class mail; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which levies taxes upon property in the Project Area; and

WHEREAS, the Agency adopted a resolution recommending that the City Council approve and adopt the proposed Redevelopment Plan; and

WHEREAS, by separate Resolutions, the Agency and the City Council certified that the information contained in the Final Mid-City EIR and in the Crenshaw Corridor EIR had been reviewed and considered, made all necessary findings and determinations, adopted a Statement of Overriding Considerations and a Reporting and Monitoring Program for Implementation of Mitigation Measures, pursuant to the requirements of CEQA; and

WHEREAS, the City Council has considered the proposed Redevelopment Plan, the Agency's Report to the City Council, other recommendations of the Agency, the Report and Recommendation of the Planning Commission, the Report and Recommendation of the PAC, the economic feasibility of the proposed Redevelopment Plan, and the Final Mid-City EIR and the Crenshaw Corridor EIR; has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for and against any and all aspects of the proposed Redevelopment Plan, including environmental impacts; and has responded in writing to each written objection of each affected property owner or taxing entity, in the manner required by law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES ORDAIN AS FOLLOWS:

SECTION 1. The purposes and intent of the City Council are to achieve the following goals and objectives with respect to the Project Area:

1. Promote the elimination and prevention of the spread of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area to the extent permitted by law and specified in the Redevelopment Plan.
2. Encourage the involvement and participation of residents, business persons, property owners, public agencies, and community organizations in the redevelopment and revitalization of the community.
3. Preserve and increase employment, business, and investment opportunities through redevelopment programs, and to the greatest extent feasible, promote these opportunities for all residents.
4. Support and encourage the development of social service facilities and programs, with special consideration given to projects involving community based organizations that serve the homeless and senior citizens, and that provide child care services and other social services, such as gang prevention and intervention, counseling and programs for teenagers, to enable the development of a community with a variety of lifestyles.
5. Improve the quality of the environment, promote a positive image for the Project Area and provide a safe environment through mechanisms such as:
  - a. adopting land use standards;
  - b. promoting architectural and urban design standards including standards for: height; building setback; continuity of street facade; building materials; compatibility of new construction with existing structures; and concealment of mechanical appurtenances;
  - c. promoting landscape criteria and planting programs;
  - d. encouraging maintenance of the built environment;
  - e. promoting sign and billboard standards;
  - f. coordinating the provision of high quality public improvements;

- g. promoting rehabilitation and restoration guidelines;
  - h. integrating public safety concerns into planning efforts, including standards for fences and barriers, and investigating alternative security measures;
  - i. promoting libraries, museums, arts and crafts, and community facilities that reflect the various ethnicities and cultures of the community; and
  - j. promoting business activities that are desirable, but lacking in the community.
6. Promote the development of sound residential neighborhoods (with careful attention given to the problems of increased land use densities) through mechanisms such as land use, density, design and property management standards; public improvements; property rehabilitation; sensitive in-fill housing; traffic and circulation programming; and development of open spaces and other services necessary to enable residents to live and work in the Project Area.
  7. Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value, and ensure that new development is sensitive to these features through land use and development criteria.
  8. Support and encourage a circulation system which will improve the quality of life in the Project Area, including pedestrian, automobile, parking and mass transit systems, with an emphasis on serving seniors and the disabled.
  9. Promote the elimination of certain environmental deficiencies, including among others, substandard alleys, and inadequate public and recreational facilities.
  10. Promote, to the extent feasible, the removal of impediments to land disposition and development through assembly of land for reasonably sized and shaped parcels served by an improved street system and improved public facilities, and through the remediation of toxic waste contamination.
  11. Encourage the development of an industrial environment which is compatible to adjacent land uses.
  12. Promote the development of safeguards against noise and pollution to enhance the quality of the residential/commercial community.
  13. Coordinate the revitalization effort in the Project Area with other public programs of the City of Los Angeles and the metropolitan area through linkages and leveraging of funding sources.
  14. Promote the provision of well-planned community uses and facilities, pedestrian and vehicular circulation, and adequate parking.
  15. Encourage private investment, consistent with the Plan's objectives in commerce and industry.

16. Promote a thriving commercial environment which will contribute to the economic well-being of the Project Area.

SECTION 2. That certain document entitled "Redevelopment Plan for the Mid-City Recovery Redevelopment Project," the map and legal description contained therein, and such other documents as are incorporated therein by reference, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved, and adopted as the official redevelopment plan for the Project Area.

SECTION 3. The City Council hereby finds and determines, based on substantial evidence in the record including, but not limited to, the Agency's Report to the City Council, and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan that:

- a. The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).

This finding is based upon, but not limited to, the following physical and economic conditions which characterize the Project Area contained in the Report to the City Council ("Report"): The existence of buildings, structures and properties throughout the Project Area in varying states of deterioration requiring moderate rehabilitation, extensive rehabilitation, or which are dilapidated and require almost total reconstruction, along with an intermittent pattern of deferred maintenance (Id., Part V.C.1.); The existence of varying degrees of deterioration in regard to physical upkeep and maintenance of parcels, which include the accumulation of weeds, debris, abandoned vehicles, graffiti and evidence of vandalism (Id., Parts V.C.2. & V.E.2.); The existence of buildings and structures with obsolete and defective design or physical construction, evidenced by the shifting of uses from the original to other uses which changes the character of the area, and uses which are incompatible (e.g., adult oriented, auto-related and industrial/storage/warehousing uses) with the predominantly commercial uses in the Project Area and create particular hardships for adjacent and nearby sensitive uses such as schools and day care facilities, housing, churches and social service organizations (Id., Parts V.B.2. & V.D.1-2.); The existence of widespread inadequate parking, deficiencies in circulation and loading, and inconvenient access to and from commercial parcels (Id., Part V.E.1.); The existence of lots of irregular form, shape and inadequate size that are in multiple ownership which impact the economic feasibility of potential development (Id., Part V.F.); The existence of deteriorated public improvements, including broken curbs, sidewalks and gutters, and deficient alleys (Id., Part V.G.); The existence of depreciated and stagnant property values discouraging reinvestment, evidenced by annual increases in assessed values of less than 2% for most properties, which increases in assessed values are significantly less than the statutory limit imposed by Proposition 13 (Id., Part VI.C.); The existence of impaired investments including, declining property transfers at declining prices, low level of building permit activity, and potential risks of hazardous waste contamination (Id., Part VI.D.1-3.); The existence of a high level of business vacancies and abnormally low rental and lease rates and a number of vacant lots (Id., Part VI.E.1-3.); The shortage or lack of necessary neighborhood-serving facilities, such as supermarkets, lending institutions, drug stores, etc., which affects the social and economic viability of an area (Id., Part VI.F.); Particularly high concentrations of liquor stores, bars and motels in certain portions of

the Project Area (Id., Part VI.G.); and The existence of high crime rates in and around the Project Area (Id., Part VI.H.).

- b. The Redevelopment Plan will redevelop the Project Area in conformity with the California Community Redevelopment Law and in the interests of the public peace, health, safety and welfare.

This finding is based upon, but not limited to, the following facts which show that the purposes of the Community Redevelopment Law would be attained by programs and projects of redevelopment activities proposed by the Agency that will systematically address the conditions of blight within the Project Area. The Agency proposes to implement a Commercial Development Program which will provide loans for commercial and industrial rehabilitation and improvement, and programs to facilitate the acquisition of underutilized and deteriorating structures for appropriate non-public sector reuse. Agency activities will include staff efforts in marketing the loan programs, processing and funding loans, monitoring construction and dispersing loan proceeds. The Commercial Development Program will also include low interest loans which match amounts to be invested by business owners for clean-up and improvement of commercial and industrial structure facades. (Id., Part VIII.C.1.). The Agency proposes to implement a Public Improvements Program which will provide funds for planning, design and/or construction support of selected public improvement projects administered by the Agency or other public agencies, public improvement projects associated with specific developments through the execution and implementation of participation agreements, and design guidelines to be established for the Project Area. Specific activities may include, but are not limited to, the construction and/or reconstruction of sewers, utilities, streets, alleys, curbs, gutters, sidewalks, lighting, traffic signalization, informational signage, and other pedestrian and vehicular amenities (Id., Part VIII.C.2.a.). Agency activities may also include, but are not limited to, planning, design, construction and reconstruction of parking facilities, transportation-related enhancements, amenities, facilities and ancillary commercial development, and possible joint development with the Metropolitan Transportation Authority of transportation-related improvements (Id., Part VIII.C.2.b.). The Agency proposes to implement a Development Impediments Alleviation Program which involves the identification of impediments to private sector development and methods to streamline or overcome the impediments, including, but not limited to, zoning and code restrictions, excessive processing requirements for permits, licensing and business operation, and physical impediments such as identification of the scope of toxics removal, limited public improvements services, and similar impediments encountered by the private sector (Id., Part VIII.C.3.). The Agency proposes to implement an Economic Development Program which will consist of projects to facilitate the development of new entrepreneurial ventures to occupy vacant commercial, office and industrial space within the Project Area, the provision of facilities to serve as training sites for both business owners/occupants and the upgrading of job skills for residents of the Project Area and adjacent residential neighborhoods (Id., Part VIII.C.4.). The Project includes a Housing Engenderment Program which will provide loans for rehabilitation and/or improvement of existing affordable housing units and will begin with identifying affordable housing rehabilitation subsidy funds (Id., Part VIII.C.5.). The Agency proposes to implement Other Engenderment Programs which will include: the establishment of specific guidelines for development and improvement of the Project Area to create unique areas for shopping, doing business and living; the development of a clean and safe program in concert with residents and local business owners and operators; the preparation of marketing plans to encourage and facilitate the occupancy

of cultural, educational and recreational uses in the Project Area and to promote the positive image of the Project Area; and the utilization of all available technical and financial resources to pursue accomplishment of the goals and objectives of the Project (Id., Part VIII.C.6-7.).

- c. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible.

This finding is based upon, but not limited to, the following financial provisions of the Redevelopment Plan authorizing the Agency to finance Project implementation activities with financial assistance from the City, State, Federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, participation in development, or any other available sources, both public or private. Potential revenue sources include: tax increment receipts; sales tax revenues; proceeds from tax increment bonds; and notes, loans, grants and contributions from the City, County, State, Federal government and project developers. The financial feasibility of the Project is determined on a cash flow basis which is a projection of assumed annual resources and expenditures spanning the 30-year period of effectiveness of the Redevelopment Plan. The analysis provides a method for determining the economic feasibility or sufficiency of resources to implement the redevelopment program on an annual as well as an aggregate basis, and a determination of the potential effects of inflation on the annual program costs to the Agency. The cash flow projection shows that implementation of the redevelopment program in the Project Area is feasible under the assumptions explained and within the following general parameters; that actual timing and costs of the redevelopment program are as projected; and, that new development activities will occur as projected assuming the continuation of necessary Agency assistance. The existence of the cash balance at the termination of the Redevelopment Plan indicates that the Project is economically feasible given the assumptions underlying the cash flow analysis, and that even with some adverse adjustments to the assumptions, the Project would remain economically feasible. (Id., Part VII.C.)

- d. The Redevelopment Plan conforms to the General Plan of the City, including, but not limited to, the Housing Element, which substantially complies with applicable legal requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

This finding is based on the Report and Recommendation of the Planning Commission, and the fact that the land use and land use controls of the Redevelopment Plan and the General Plan are consistent. The Redevelopment Plan will provide the public and private sectors with an implementing tool to eliminate and prevent the spread of blight and deterioration, and to conserve, rehabilitate, and redevelop the Project Area in accord with the City's General Plan, specific plans, the Redevelopment Plan and local codes and ordinances. (Id., Part XIII.)

- e. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City, and will effectuate the purposes and policies of the Community Redevelopment Law.

This finding is based in part upon the fact that redevelopment will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to

stimulate development and improve the economic and physical conditions of the Project Area, and by increasing employment opportunities. (Id., Parts II., V., VI., VII. & VIII.)

- f. The condemnation of real property is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for payment for property to be acquired as provided by law.

This finding is based upon, but not limited to: the need to ensure that the provisions of the Redevelopment Plan will be carried out to eliminate and prevent the recurrence of blight subject to the limitations contained in the Plan; the fact that no property will be acquired unless adequate funds are available to pay full compensation therefor in accordance with law; and the need to ensure that the provisions of the Redevelopment Plan will be carried out to remove substandard structures requiring clearance, to provide land for needed public facilities, to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape and to effect a change in the land use as provided in the Redevelopment Plan.

- g. The Agency has a feasible method and plan for the relocation of families and persons displaced from the Project Area. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to the Community Redevelopment Law.

This finding is based upon the Agency's comprehensive program for the relocation of persons, families, businesses or tenants displaced by Agency project activities. When such displacement occurs, the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code Section 7260 et seq.), the State Guidelines adopted and promulgated pursuant thereto, the Relocation Assistance Rules & Regulations adopted by the Agency, the Plan and Method of Relocation of the Project Area, and the provisions of the Redevelopment Plan. (Report, Part IX.)

- h. There are, or shall be provided, within the Project Area, or other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code Sections 33411 and 33411.1. Dwelling units housing persons and families of low- or moderate-income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to provisions of Health and Safety Code Sections 33334.5, 33413 and 33413.5.

This finding is based in part upon the fact that no person or family will be required to move from any dwelling unit until suitable relocation housing is available for occupancy, and that such housing must meet the standards established in State law and regulations. In addition, the Agency's program includes provisions for the replacement of low- and moderate-income housing removed from the market as a result of Agency activities. (Id., Part IX.)

- i. All noncontiguous areas of the Project Area are either blighted or necessary for effective redevelopment and are not included for the purpose of obtaining the allocation of taxes from the area pursuant to Section 33670 without other substantial justification for their inclusion.

The Project Area is comprised of a number of low density, commercial/industrial, noncontiguous corridors located within Council District 10. Each noncontiguous area is a predominantly blighted area for the reasons set forth in Section 3.a above. Long standing problems of blight predominate throughout the Project Area, as do buildings which sustained damage in the civil disturbance of April 1992 which have not been repaired or reconstructed. These corridors have been identified as areas which suffered damage and which are in need of redevelopment and revitalization. (Id., Parts II., V. & VI.)

- j. Inclusion of any lands, buildings, or improvements which are not detrimental to public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part, and any such area included is necessary for effective redevelopment and is not included solely for the purpose of obtaining the allocation of tax increment revenues from the area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion.

The justification in part for inclusion of any such properties is that they are necessary: to plan and carry out redevelopment of the Project Area as a uniform whole in order to effectuate redevelopment of the Project Area; to impose uniform requirements over geographically defined and identified areas of the City; because such properties are impacted by the substandard conditions existing on surrounding properties, and correction of such conditions may require the imposition of design, development, or use requirements on the standard properties in the event they are rehabilitated or redeveloped by their owners; because such properties will share in the physical, social and economic benefits which accrue to the area through the elimination of substandard conditions, including the replacement or provision of new public improvements and facilities within or serving the Project Area; and because such properties are part of an area found to be blighted. (Id., Parts II., V. & VI.)

- k. The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

This finding is based upon the existence of blighting influences, including the lack of adequate public improvements and facilities, and the inability of individual owners and developers to economically remove these blighting influences without substantial public assistance. Analysis of physical and economic conditions in the Project Area indicate that redevelopment is needed in order to provide needed infrastructure, services and blight alleviation. Current conditions in the Project Area are such that the normal returns sought by investors are not likely to materialize. Current rent levels are low and many properties are in need of some level of rehabilitation. Low levels of building permit activity, limited number of property transfers, and the presence of hazardous waste are indicators of conditions where financial returns are not sufficient to encourage new investment or rehabilitation of properties. Modern retail and commercial development standards require larger parcels than those prevalent in the Project Area. Investors would have to acquire multiple properties in order to create developable parcels of

sufficient size. However, the additional costs of acquiring parcels of varying ownership and costs of demolition increase the costs of development and further reduce the potential returns to investors. The high crime rate and fear of crime prevalent in the Project Area have discouraged investment and require extraordinary costs to mitigate. These additional costs cannot be passed on to tenants and further discourage private investment. (Id., Parts II.B.1., V. & VI.)

- I. The Project Area is predominantly urbanized as defined in the Community Redevelopment Law.

This finding is based upon the fact that all property in the Project Area has been developed for urban uses, is characterized by physical and economic blight conditions and is an integral part of an area developed for urban uses. (Id., Parts II.C., V. & VI.)

- m. The time limitation that is contained in the Redevelopment Plan is reasonably related to the proposed projects to be implemented in the Project Area and to the ability of the Agency to eliminate blight within the Project Area.

This finding is based in part upon the fact that the analysis to determine the economic feasibility of the Project was projected on a cash flow basis assuming annual resources and expenditures and redevelopment strategies throughout the term of the Project. The analysis projects the redevelopment activities, actual timing and costs until termination of the Redevelopment Plan. (Id., Part VII.)

- n. The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area are displaced and that, pending the development of the facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

This finding is based in part upon the Agency's assurances regarding displaced residents and relocation housing and the procedures involved in implementing the Agency's Plan and Method of Relocation. (Id., Part IX.)

SECTION 4. All written and oral objections to the Redevelopment Plan filed with and presented to the City Council and all written responses thereto, have been considered by the City Council at the time and in the manner required by law, and such written and oral objections are hereby overruled.

SECTION 5. In order to implement and facilitate the implementation of the Redevelopment Plan hereby approved, this City Council hereby declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Los Angeles under the provisions of the Redevelopment Plan.

SECTION 6. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

SECTION 7. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

SECTION 8. The Department of Building and Safety of the City of Los Angeles is hereby directed for a period of thirty (30) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

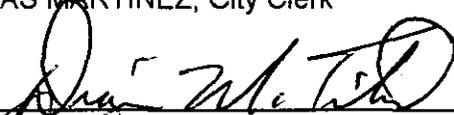
SECTION 9. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 7 of this Ordinance, and a map or plat indicating the boundaries of the Project Area, to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area, and to the State Board of Equalization.

SECTION 10. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Redevelopment Plan as if such invalid portion thereof had been deleted.

SECTION 11. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

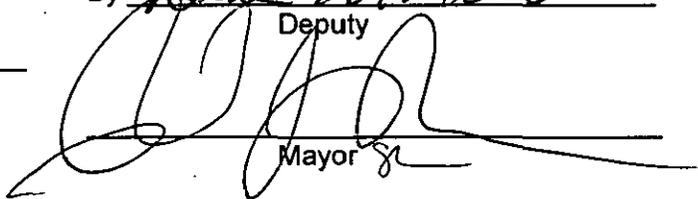
I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 10 1996, 1996.

ELIAS MARTINEZ, City Clerk

By 

Deputy

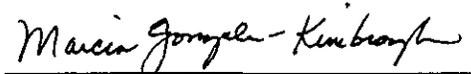
Approved MAY 14 1996

  
Mayor

Approved as to Form and Legality

May 1, 1996

James K. Hahn, City Attorney

By 

Deputy City Attorney

File No. 96-0450